

THE VILLAS AT DARDENNE
O'FALLON, MISSOURI

Highlights to Prairie Villas
Covenants, Conditions & Restrictions
MAINTENANCE RESPONSIBILITIES

I. Association Responsibilities – Prairie Villas HOA:

1. Common areas:
 - Trees – Planted by Whitaker or Association (prune, fertilize, leaf clean-up)
 - Shrubs – Planted by Whitaker or Association (prune & fertilize)
 - Planting Beds – Located by Whitaker (pre-emergent & mulch)
 - Lawns – (mow, edge, fertilize, weed control, aerate & overseed)
 - Irrigation – (start-up, backflow test, maintenance & winterize)
 - Snow & ice removal – 2 inches or more snow (driveway, walkway to front entry & entry)
 - Mole or Vole control (chemical application as required)
 - Entry Monuments and Center Median.

2. Exterior components:
 - Roof shingles & vents
 - Gutters
 - Downspouts
 - Exterior building surfaces (brick or vinyl siding)
 - Power washing

3. Painting
 - All exterior trim surfaces not covered by vinyl siding (Staining of steps, stairways, decks, screened-in decks, seasonal rooms and support posts is not included.)

II. Owner Responsibilities:

1. Maintenance, repair or replacement items not allocated to the HOA including:
 - Aggregate driveway, walkway to front entry & front entry. (See Page 4)
 - Patio
 - Steps, stairways, decks and exterior trim on screened-in decks, seasonal rooms and support posts.
 - Entry doors front (board approved) and rear
 - Garage doors (board approved)
 - All screens and glass surfaces including skylights
 - Coach lights
 - Mailboxes
 - Owner installed landscaping (including trees, shrubs, flowers/plants, decorative rock, landscape lighting, border walls - natural or manufactured) and all owner or previous owner landscaping in back of villas.